

Damp Survey



Property Address:

The Vestry Cottage
Arundel Road
Angmering
West Sussex BN16 4JS

Surveyor:

Dean Webster
CSRT CSSW ACABE
Our Reference:
2601050126DW



Lee Evans Partnership
St John's Lane
Canterbury
West Sussex CT1 2QQ

6 January 2026

Our Reference: 2601050126DW

Dear John,

Re: The Vestry Cottage, Arundel Road, Angmering, West Sussex BN16 4JS

With reference to the recent inspection carried out at the above property by our Certified Structural Remedial Treatments Surveyor, Mr Dean Webster CSRT CSSW ACABE, we now have pleasure in submitting our report and estimate.

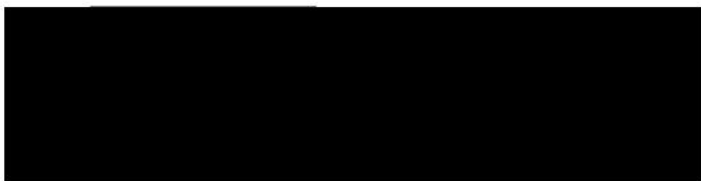
As a member of our industry's governing trade body, the Property Care Association (formerly BWPDA), plus members of the government's Trustmark and Which? Trusted Trader schemes you can be assured of receiving a professional service at all times.

If any specialist treatments have been specified these will, where applicable, be covered by our GUARANTEE, which will be issued on completion of the remedial treatments and receiving full payment. Alongside this guarantee, we also offer an optional FSA backed insurance policy offering peace of mind for the lifetime of your guarantee.

An acceptance form is enclosed which must be received along with the specified deposit prior to any treatments being carried out.

Please do not hesitate to contact the office for any further information that you may require.

Yours sincerely,



Dean Webster CSRT CSSW ACABE
South East Timber and Damp Limited
Encs.

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Accreditations & Affiliations

GET THE BEST BY USING A MEMBER OF THE PROPERTY CARE ASSOCIATION: SOUTH EAST TIMBER & DAMP PROUDLY WORK HARD TO ACHIEVE THESE TRUSTED ACCREDITATIONS



The Property Care Association was formerly known as the BWPDA (www.bwpda.co.uk) and is the premier trade body for the structural waterproofing, damp-proofing, timber preservation and structural maintenance industry in the UK.

www.property-care.org



Which? have been testing products and services for over 50 years - now they are doing the same for traders. Just like the Which? Best Buy award, our Which? Trusted Trader icon highlights the best traders out there

<http://trustedtraders.which.co.uk/>



TrustMark is a not for profit organisation, licensed by Government and supported by consumer protection groups.

www.trustmark.org.uk



Run by the Government's Department for Business Innovation & Skills, Constructionline are the UK's largest register for pre qualified contractors to Government standards.

www.constructionline.co.uk



Guarantee Protection Insurance Ltd (GPI) is a UK based general insurer authorised and regulated by the Financial Services Authority. With over 25 years' experience.

www.gp-insurance.co.uk



Attaining CHAS accreditation demonstrates South East Timber & Damp's commitment to Health and Safety in the Workplace. www.chas.gov.uk



South East Timber & Damp have been uniquely vetted under KCC's "Trading Standards Checked" scheme and can be relied upon to act lawfully and legitimately.

Damp Report

Date:	6 January 2026
Our Reference:	2601050126DW
Instructed by:	Lee Evans Partnership
Date of Inspection:	5 January 2026
Address of Property:	The Vestry Cottage, Arundel Road, Angmering, West Sussex BN16 4JS
Weather Conditions:	At the time of our inspection it was dry and bright with an outside air temperature of 0°C.

Property Description:

At the time of the survey the property was vacant and undergoing refurbishment. The property was in poor decorative order.

Clients Instructions:

Our instructions were to inspect the ground floor walls for the presence of "damp" and to provide a report on the findings. Whilst in attendance, we were also asked to inspect the rear elevation wall at first floor level adjacent to the chimney breast. If our interpretation of your instruction is incorrect please contact us immediately.

Survey Notes:

This survey does not constitute nor should it be deemed a substitute for a full structural survey.

All references made regarding the property are as facing the house from the road unless stated otherwise.

When inspecting properties of this age and construct for dampness or timber issues it is common for surveyors to use a handheld device commonly known as a moisture or damp meter implying possibly that these handheld units can accurately and wholly determine if moisture or rising damp is present. This is, however, a misconception and further investigations and observations will always be necessary to determine the true cause of any positive readings.

My inspection was aided with the use of my MMS2 unit in both conductive and capacitance modes. Conductivity pins used on plaster or masonry surfaces will give some indication as to whether or not that particular surface is satisfactorily air dry or damp. Capacity pads work on radio frequencies and can measure to a depth of approximately 20mm beyond the surface to give some indication as to the moisture presence at that point.

Where required, I inspected the inside and the outside of the main building but did not force open the internal fabrics, no internal plasters were removed, nor joinery displaced therefore my findings are based on what is readily accessible

for testing and observation at the time of my inspection.

The client must accept that there has always been and will always be moisture bound up within the construct of this property. Even with modern internal often expensive moisture managing systems in place in whichever form you choose there will always still be moisture bound up in the construct behind them. These systems are not designed to magically make the moisture in the construct disappear. They are designed to prevent the moisture naturally present in the construct from spoiling the new decorative finishes working in partnership with your own ongoing program of external maintenance and repair.

The client should acknowledge that I will be bound by the same restrictions as any previous surveys on the property.

Limitations:

In an ideal world all internal wall surfaces would be free from any obstruction or limitation allowing free and unprecedented access to all internal wall surfaces and floors for observation and testing. In real life, however, this is very rarely achieved as there are normally restrictions or limitations in one form or another especially in properties that are occupied.

At the time of my inspection the property had been stripped out and there were no limitations to my observations internally other than plaster finishes.

Should the client require a more comprehensive inspection it would be necessary to remove the restrictions prior to any revisit.

Observations:

During our inspection our surveyor, Mr Dean Webster CSRT CSSW ACABE, made the following observations:

It is often the case when there is excessive moisture built up within the construct of a property for this moisture to lead to issues with internal decorative spoiling, including staining and discolouration, and if the issues have been long-term often the moisture in the construct can decay contact joinery such as skirting boards, architraves and door linings. A high moisture content was noted to those wall surfaces indicated within this report or on the enclosed sketch plan.

The floor is of a solid construction and is not included in our survey. The testing of solid floors to determine the presence and effectiveness of a suitable damp proof membrane (DPM) falls outside of the scope of our inspection due to the necessity for destructive drilling of the floor slab. We are therefore unable to give any warranty as to the condition or performance of this element. Replacement floors should be to modern building standards incorporating a damp proof membrane (DPM) that should be sealed at the horizontal DPC level.

Inspection of the ground floor walls where accessible and using a dual mode protimeter surveymaster moisture meter and visual evidence in our opinion revealed evidence of rising damp to the walls indicated on the sketch plan.

External Observations

General External Notes:

It is imperative that buildings of this age and construct are subject to an ongoing programme of external observation and maintenance to ensure that they remain in as dry a condition as possible as failure to maintain the external of the building will always lead to issues internally.

Rainwater goods to the front elevation and indeed the rear elevation appear to be aged, however there were no signs of water escape on joints and angles. It would be prudent in the future to observe these during a period of heavy rainfall and if any issues with water escape arise they should be attended to at your earliest convenience. I am sure that you will be attending to any defects in the rainwater goods system during your refurbishment works.

Ground levels to the left-hand and rear elevations are higher than that of the internal finish solid floor level. If you have the opportunity in the future to reduce these at the contact point with the building this would be of benefit, however it is not completely essential. You would have to gain permission from surrounding land owners to achieve ground reducing works.

Ground levels to the front elevation on the right hand corner where they raise with the blockwork paving should be reduced. This would be an easy process removing the single row contact blockwork and excavating sufficiently so that the external finish level is approximately 150mm below the internal finish solid floor level.

Pointing around the original construct stonework is generally in good order and requires no immediate attention.

There are some signs of historic building movement monitoring where cracks have appeared.

Some sections of external joinery will need attention in keeping with the age and construct during the refurbishment where they have become decayed due to external weathering.

To the rear elevation there is in place a dense sand and cement render applied directly to the original construct beyond up to a height of approximately 1.6m. This undoubtedly will be of no benefit to the construct and its drying process. The external renders also continue down past the high external ground level to an unknown depth. I would suggest that this is removed then a period of observation and reflection upon what is exposed when the dense sand and cement renders are removed. I have allowed to achieve this within my costings.

Internal Observations

Ground Floor:

The ground floor area consists of an entrance hallway, three reception rooms, one of which was the kitchen. There is an entrance to the first floor.

Internally there are many obvious signs of decorative spoiling caused by an excess of moisture in the construct. There is evidence also of previously introduced remedial damp proofing works in some areas. It would be prudent to investigate any certification that may or may not exist for any previous remedial works.

Within the first reception room there is exposed masonry on the chimney breast as a decorative finish either side of the fire opening. There are signs of an excess of moisture in the construct leading to the deterioration of mortar joints, which is a common phenomenon and unless any modern internal moisture managing system is to be introduced this will always remain in the same condition.

Salt contamination issues around electric sockets were very evident and all internal plasters extend down to the finish floor level and may indeed go beyond past the screed.

Internally some door linings have been affected by long-term contact with the moisture in the construct therefore you may wish to exchange these during the renovation process.

The current internal system in place is a lightweight renovating plaster over, in some areas some form of bitumen product at low level. This was a very common form of trying to control moisture in the construct introduced during the late 80s and early 90s. It was however problematic and often failed, as has occurred in this instance.

Firstly you should acknowledge that it is indeed very common in properties of this age and construct for there to be issues throughout its lifetime with moisture in the construct spoiling decorative finishes. In fact, it should be deemed the norm. The building will always have moisture built up within its construct in one form or another and has done since the day it was constructed. Our goal is to achieve your desired dry internal decorative finish whilst providing recommendations and further actions to encourage the natural drying process to occur.

Within the second middle reception room there is a very large crack which runs from side to side on the chimney breast. I would suggest during our works that we remove the plaster from the chimney breast in its entirety to expose the construct behind therefore giving us an insight into what needs to be achieved to prevent future movement of this masonry going forward. Removing the plaster from the chimney breast itself and removing the in situ vent will allow us also to enlarge the opening of the ventilator space, clear out any resultant debris from within and reintroducing a ventilator of an increased size as part of the internal moisture managing system.

As part of the work going forward, as we discussed, controlling the internal environment is going to be vitally important. A partnership of sufficient heat and mechanical extraction will help in this process. Our proposed system will give you your desired dry internal decorative finish covered by a long-term insurance backed guarantee. We will be happy to work in partnership with you going forward in the future years to help maintain the property in such condition.

Photographs:



Sand and cement renders to the rear elevation



High external ground levels to the rear elevation



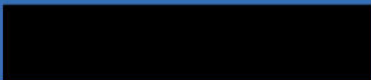
Decorative spoiling in first left-hand reception room



Further spoiling in first reception room

	
Further spoiling issues	Chimney breast in second reception room
	
Previous remedial dampproofing works introduced by others	Previously introduced renovating water resistant plaster covers

	
Dry reference reading	High moisture presence reading from first reception room
	
Further spoiling in second reception	Internal linings affected by moisture in the construct



	
First reception room socket area	Movement issues at first floor level adjacent to chimney breast
	
Issues in the bathroom at first floor level	Spoiling adjacent to staircase

Causes of Dampness

There is moisture either within the construct or within the building itself in the vast majority of properties in the UK. This moisture or dampness never normally becomes an issue until either decorative spoiling occurs or the moisture results in some form of decay.

Dampness in buildings such as this of this age and construct should really be deemed the norm unless modern remedial techniques have been introduced to prevent it.

The four most common forms of dampness/moisture in buildings in no particular order are:

- i) Penetrating dampness from external defects or weathering

- ii) Rising dampness
- iii) Condensation
- iv) Dampness caused by external or internal plumbing defects.

The causes of moisture presence can be identified as follows:

- * Naturally present moisture in the ground below the property rising vertically through the construct by capillary action.
- * Some long-term external defects contributing to internal issues, including the application of dense sand and cement renders to the external rear elevation.
- * Condensation.

Damp Remedial Measures

Internal Works:

To the areas clearly marked on the attached sketch plan for South East Timber & Damp Ltd to introduce our certificated, fail safe, full height moisture managing system to include all preparation work (the removal of any electrics, necessary window boards, to introduce anti-bridging gaps in the vertical plasters at the wall floor junction), to remove the plaster from the second middle reception room chimney breast in its entirety full height and discard from site and to remove the plaster on the front elevation wall in the stairwell.

To introduce new damp proof courses wherever possible into the internal masonry (this will not be achieved in sections of stonework but will be achieved on any sections where uniform brickwork masonry exists).

To introduce a full height specialised failsafe 3mm moisture managing membrane, to introduce vertical pretreated kiln-dried 25mm x 50mm battens affixed at approximately 600mm centres, to introduce a green option expanded insulation corkboard to the voids between the vertical timbers and to dry line all areas using 12.5mm gypsum plaster boards. All boarded areas will then be re-plastered left ready for your own redecoration.

Our costings also include for renewing skirting boards using a 100mm square edge timber, to reintroduce electrics through to the new internal surface exchanging any decayed back boxes built in within the construct, to reconstruct any removed windowsills using softwood not MDF and reintroduce any removed architraves left ready for your own redecoration.

We would be happy to work with you internally in the middle reception room once the exposed area has been suitably inspected and a program of ongoing introductions recommended, any additional works in this area will be subject to a charge.

Externally to the rear elevation South East Timber & Damp to remove as carefully as possible the introduced dense sand and cement renders in their entirety up until the right hand single storey elevation and discard resultant debris from site. Pictures and a video will be made of the exposed areas once the renders have been removed for your records. I have made no allowance to carry out any reinstatement works to the external.

All works carried out internally will be covered by a long-term guarantee.

The client should acknowledge it is undoubtedly the responsibility of the client to ensure that the internal environment is controlled throughout the year with sufficient heating and ventilation. Heating in the cold winter months is so vitally important to ensure that the prospect of condensation issues are reduced. If the internal environment is sufficiently cooled it will of course be at a higher risk of condensation.

General Notes (Please read):

The client must acknowledge the limitations of my inspection and subsequently acknowledge that there may be issues with dampness or decay behind them.

The client must also acknowledge that introducing modern damp proofing systems does not make the moisture bound up within the construction magically disappear. Our system helps manage the moisture bound up within the construct working in partnership with your own ongoing program of external repairs and maintenance and the control of the internal environment using continuous heating through the cold winter months and ventilation through the summer.

The client must acknowledge that the overall thickness of our system is between 25mm and 40mm and room space may be lost by this amount and that if we introduce our internal moisture managing system it will follow the contours of the building already in place. We do not straighten up excessively angled walls to introduce our system and you should not expect a brand-new true and vertical finish. If you do require uneven walls to be straightened please do not hesitate to contact us and we will provide further costings to carry out these additional improvements.

We reserve the right to use alternative methods or materials to achieve or damp proofing goals and any substitutes used will be of equal performance and quality and will have no detrimental effect on any certification given.

It is imperative that the client maintains the building externally in as dry a condition as possible to both protect the fabric of the building and your investment. An ongoing programme of external maintenance and observation should be introduced and continued to ensure this. It is also the client's responsibility to control the internal environment with suitable heating and ventilation throughout the year.

Due to the nature of our works, it is not uncommon for dust to find its way to the most remote parts of the property. South East Timber & Damp will do everything in its powers to minimize this nuisance of dust, although we cannot guarantee it will not settle in areas not included in the works contract. Upon finishing our works technicians will Hoover and sweep the area. However, dust particles tend to settle 1+ hours after our works and therefore we are unable to create a fully clean environment.

Client Preparatory Works:

The client should arrange for the following preparations (which are not included in our estimate) to be carried out prior to the commencement of our works:

- Provide WC facilities, electric and water supply for use by our technicians. Please notify us if this is not possible so we can make alternative arrangements.
- Provide parking spaces and/or parking permits, if required, for use by our technicians for the duration of the works.

NOTE: Regular external maintenance will help prevent future ingress from spoiling the internal décor of the property.

Guarantee Note:

A guarantee not exceeding 10 years will be applicable to the specialist damp works but additions to our standards as set out below will apply. Certification will be issued upon full payment of any outstanding monies.

The guarantee will not apply in respect of issues due to the following:

- Failure to maintain the external of the building in a dry condition, to my discretion or where the property has not been kept in a good and proper state of maintenance externally.
- Failure to suitably control the internal environment.
- Issues caused to our system by internal or external drainage or plumbing defects.
- Damaged caused by others to our system.

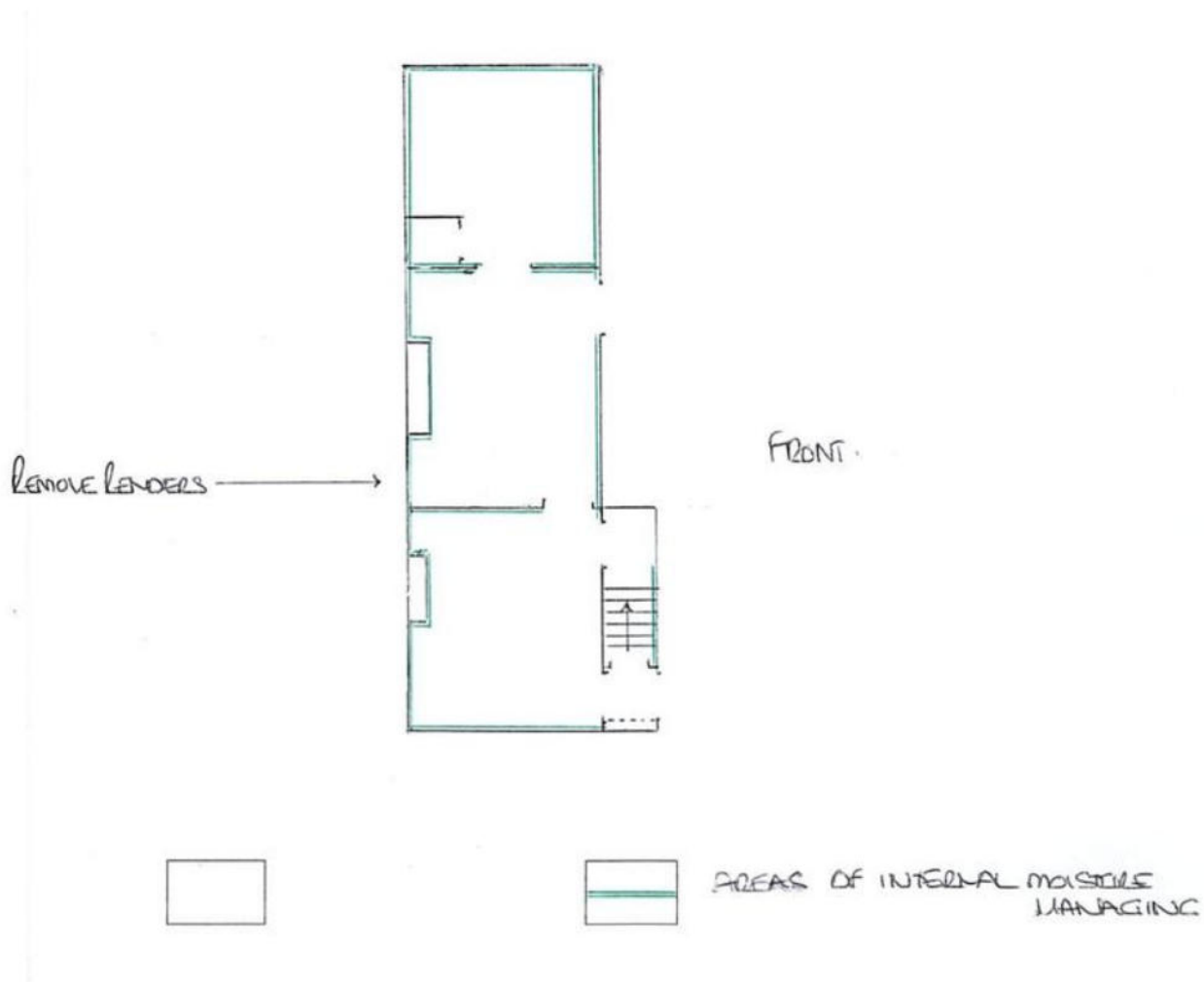
We ask that you take the time to read over this report and ask us any questions you may have.

Dean would be happy to talk over with you the findings and specifications and explain in further detail to ensure you have a full understanding of the content.

Sketch Plan

Our Reference: 2601050126DW

Property Address: The Vestry Cottage, Arundel Road, Angmering, West Sussex BN16 4JS



Date: 6 January 2026
Our Reference: 2601050126DW
Instructed by: Lee Evans Partnership
Address of Property: The Vestry Cottage, Arundel Road, Angmering, West Sussex BN16 4JS

Estimate of Works

Internal Works:

Internal certificated moisture managing works as per specification to include a long-term guarantee left ready for your own redecoration, not to include any current structural work to the chimney breast in the middle reception room.

If you would like to carry out some of the ancillary works yourselves such as removing and re-fixing electrics, skirting boards and architraves et cetera please do not hesitate to contact me and I would be happy to adjust the costings accordingly.

2.5% discount if accepted for commencement in January 2026

Sub Total

Total Discount

NET VALUE

PLUS VAT @ 20%

****OPTIONAL** GPI INSURANCE – Specialist Works (Including 12% IPT)**

TOTAL - £17,058.47 INCLUSIVE OF VAT

PAYMENT TERMS

A 25% DEPOSIT IS REQUESTED UPON ACCEPTANCE OF WORKS

BALANCE PAYMENT OF ACCOUNT IS REQUESTED UPON COMPLETION OF CONTRACT AND SATISFACTION OF CLIENT

UPON RECEIVING FULL PAYMENT OUR LONG-TERM GUARANTEE WILL BE ISSUED TOGETHER WITH APPLICATION FOR A GPI INSURANCE POLICY (See Notes Overleaf)

THIS ESTIMATE IS OPEN FOR ACCEPTANCE FOR 60 DAYS

WE ARE CURRENTLY BOOKING WORKS FOR JANUARY 2026

OTHER TERMS AND CONDITIONS

1. All payments delayed in excess of 28 days will be liable to a surcharge of 3% per month or part thereof.
2. All goods, services and materials supplied by us will remain our property until such time as the outstanding balance has been paid in full. We reserve the right to remove these from site at any time following a period of 28 days from completion of contract.
3. Any disputes arising in relation to the contract must be notified to us immediately and will be treated separately and not used as a reason for withholding payment.
4. Only works specified in our estimate will be carried out under the contract price stated. Any other works required to be carried out, following exposure during treatments stated above, will be charged at a daily rate agreed prior to additional works and only after written consent from the client.
5. Our guarantee will be conditional upon the Client maintaining the water carrying services and ensuring subfloor ventilation, where applicable, is adequate.
6. If the property was empty at the time of the survey or the Client has instructed that the property will be vacant and unfurnished, our estimate will be based on this condition.
7. Any report issued by us relating to the contract remain our property any advice given or acted upon is relevant only when applied to work carried out by us. We do not accept responsibility for any actions arising from the unauthorised use of this report by others.

Party Wall Act 1996

Should the works described within this report involve a party wall, we must draw your attention to the fact that the Party Wall Act 1996 applies. This requires the owner of the property to notify his/her neighbours of the proposed works and obtain the neighbour's or property owner's consent to the works. A neighbour cannot unreasonably withhold consent, but should you require further advice or information, please contact our office or seek advice from a qualified source. When a client accepts an estimate where works on the party wall are specified within the report, the client is deemed to have obtained the neighbour's consent to the works affecting the party wall and indemnifies South East Timber & Damp Limited for any costs or liabilities arising from the owner's responsibilities under this Act.

Benefits of Guarantee Protection Insurance (GPI)

Have you ever wondered whether your guarantee will be honoured in the event your contractor ceased to trade?

Hopefully, your chosen contractor will always be there to respond to any problems that may arise over the period of their guarantee and meet the remedial costs accordingly. However, experience shows that contractors will fail for several reasons, principally financial failure, and will therefore be unable to honour their guarantee.

If you do not have insurance then you could incur substantial costs in the future if faults arise in the works and the original contractor has ceased to trade.

Guarantee Protection Insurance Ltd (GPI) is a UK based general insurer, which is authorised & regulated by the Financial Services Authority. With over 25 years' experience GPI is a long-term player in the UK Insurance Market, and is based in Lime Street in the heart of London's insurance district. GPI specialise in the provision of insurance backed guarantees, which an insurance product is specifically designed to protect consumers who find themselves in a situation such as that detailed above.

How it Works?

If a defect covered by the contractor's original written guarantee develops and the original company has ceased to trade, a GPI insurance policy will pay for another contractor to remedy the works. In simple terms GPI insures your guarantee. The GPI insurance policy provides insurance cover which relates to the property rather than the owner which means if you sell your property the guarantee can be passed to the new owners subject to certain conditions.

What it Covers?

GPI can cover insurance for guarantees issued on wood-boring beetle, wood rot, rising damp, replacement wall ties and structural waterproofing. Structural waterproofing is normally covered for a maximum of 10 years. However, GPI are now able to cover insurance policies for a period of 10 years, where works have been carried out by members of the PCA waterproofing group.

Making a Claim

Should you find yourself in the position of having to make a claim, you will be assisted by sympathetic and knowledgeable staffs that are trained to help you through an often stressful situation.

The Main Benefits of using GPI

- A one-off premium payment will protect your guarantee for 5 or 10 years.
- Purchasing GPI insurance may assist in the future sale of your property, providing the property purchaser with a guarantee from the contractor and additional insurance.
- GPI insurance is freely transferable to future owners should you sell your house (reassignment of the contractors guarantee may be necessary).
- An Insurance policy is provided specifically for each individual property.
- GPI are a UK based insurance company, which is authorised and regulated by the Financial Services Authority (FSA).
- Access to the Financial Ombudsman Service (FOS) & Financial Services Compensation Scheme (FSCS).



For more information visit www.gp-insurance.co.uk



Our Reference: 2601050126DW

Date: 6 January 2026

Instructed by: Lee Evans Partnership

Address of Property: The Vestry Cottage, Arundel Road, Angmering, West Sussex BN16 4JS

Acceptance Form: Cost of Works Required

Description of Works	Cost	✓
Internal Works: Installation of our failsafe certificated moisture management system as per specification and sketch plan.		
2.5% discount if accepted for commencement in January 2026		
Sub Total		
Total Discount		
NET VALUE		
PLUS VAT @ 20%		
GPI - Guarantee Protection Insurance Policy (Please tick if required)		
ACCEPTANCE DEPOSIT PAYABLE OF 25% OF TOTAL	* £	

*** CLIENT TO INSERT APPLICABLE DEPOSIT ACCORDINGLY**

I have indicated by a ✓ in above table, the works I wish you to undertake on my behalf.

Requested
Commencement
Date of Works:

Contact Telephone
number during
works

Invoice & Guarantee to be sent to:

Please indicate your intended method of deposit and balance payment

Name: _____

☐ Cash ☐ Cheque ☐ Debit Card

Address: _____

☐ Credit Card ☐ BACs

Pay By BACS – South East Timber And Damp Ltd

Sort Code: 51-81-07

A/c: 83018646

I accept the Terms and Conditions of your quotation and agree to pay the specified deposit on acceptance and remaining monies as requested in the Payment Terms in the Description of Works.

I will ensure I read the report and general notes in full prior to commencement of the contract.

Signed: _____

Date: _____

Surveyor Competence Certificate

Name of Surveyor

Mr Dean V Webster

Qualifications CSRT CSSW ACABE

Certificate Number 806

Company

South East Timber & Damp Limited
Counter Farm, Brook Street
Woodchurch, Ashford
KENT TN26 3SP

PCA Membership Number 5596

Survey Address

The Vestry Cottage, Arundel Road, Angmering, West Sussex BN16 4JS

Clients Name Lee Evans Partnership

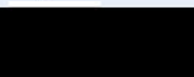
Survey Reference Number 2601050126DW **Survey Date** 5 January 2026

Survey For Lee Evans Partnership

Compliance Statement

The above-named company (hereafter called "The Company") is a member of the Property Care Association (hereafter called "PCA"). The Company hereby certifies that the attached survey report has been prepared by the above-named qualified remedial treatment surveyor and conforms to current PCA guidelines and recommendations subject to any conditions noted in the report.

Signed for and on behalf of the company



Position
Director

Name Mr Dean V Webster

Qualifications CSRT CSSW ACABE

Important Notice

This Compliance Certificate is an important document and should be forwarded to your lending institution (Building Society, Bank etc) or professional advisor as confirmation the remedial treatment survey report has been compiled by a qualified Remedial Treatment Surveyor in accordance with the appropriate standards recommended by the PCA.

Why a Qualified Surveyor?

The correct identification of wood destroying organisms and the causes of dampness are essential for correct diagnosis and specification of a safe and cost-effective remedy. Surveyors must have a detailed knowledge of the insects and fungi that attack wood, the types of wood used in buildings and their characteristics, building structures, the characteristics of wood preservatives and damp-proofing materials and equipment and their safe and effective use together with the legal obligations of the surveyor and his company to name just a few of the requirements. The PCA has developed a professional qualification for surveyors which assesses these areas and which is achieved only after rigorous testing of a candidates knowledge, skill and practical ability. Two separate qualifications (Certificated Timber Infestation Surveyor – CTIS and Certificated Remedial Damp Surveyor – CRDS) have now been amalgamated with an assessment of law, health and safety aspects into a single qualification – the Certificated Surveyor in Remedial Treatment – CSRT.

Member companies of PCA employ qualified surveyors to ensure that property owners get a reliable survey which correctly identifies the problem and states whether any treatment is required.

If your property needs Timber Treatment or Damp-proofing

Be Safe – Be Sure – Be Certain

Choose a company with this mark of approval



General Notes:

To be read in conjunction with each report plus practical notes for the Client.

- Our specification/quotation is based on the walls being of stable bonding and, unless otherwise stated, any indicated or revealed timber/brickwork repairs/reinstatement and redecoration to be the Client's responsibility or subject to a supplementary quotation.
- External joinery timbers, subject to normal weathering, are not included within our inspection. Any necessary repairs should be carried out by the Client under a separate contract.
- The Client to ensure that all floor and roof timbers are maintained to a dry, weatherproof condition. Where floor timbers are built into damp walls above or below the damp proof course level, it will be the Client's responsibility to protect any such timbers from moisture absorption to alleviate the possibility of fungal decay.
- Unless otherwise stated, the Client to ensure that external ground levels are reduced or maintained to at least 150mm below the solid floor line or below the timber floor wall plate, as applicable.
- Replastering, where specified, to be fully in accordance with our Standard Specification. Any deviation from our specification would invalidate any guarantee. Under no circumstances are Carlite type plasters to be applied to treated or adjacent wall areas.
- Any walls subject to damp treatment, but not scheduled for replastering, should dry out over a period of time, but if not it will signify that hygroscopic salts could be present. These salts will tend to absorb moisture from the atmosphere and show up as damp patches on the plaster surface. Should this phenomenon occur, the affected areas to be replastered in accordance with our standard specification. An additional charge would be applicable for this work if it became necessary.
- If there are very young or persons with respiratory problems within the property they should be evacuated for at least eight hours, including pets, fish, etc. All chemicals specified and used are environmentally acceptable and do not contain Lindane or Trybutyltin Oxide insecticides and fungicides.
- The client is responsible for ensuring installed pump stations are regularly serviced and maintained. We cannot be held responsible for failure of pumps due to electrical power cuts.
- In the event of the Council Building Inspector becoming involved, no allowance has been made in our estimate for any additional work that may be required outside our specification.
- Should the Client require a more comprehensive inspection to any indicated restricted areas, it will be necessary for the areas to be cleared of the noted restrictions prior to our inspection.

Health & Safety

In completing this survey I have assessed the risks associated with undertaking the work. In accordance with the Control of Substances Hazardous to Health Regulations 1994, I have designed our specification to minimise any health risks to you, the public, other contractors and our staff. My assessment shows that the risks are minimal, however some precautions are required. Only our technicians are permitted to enter the areas being treated during the works and for a period of two hours following treatment. Any instructions given to you or others on-site should be followed and there will be some warning signs left on-site which should be read and the advice on them should be followed. If you have any doubts or queries with respect to the above, please contact me or my office immediately.

What else can we help you with?

If you have any questions please do not hesitate to reach out to our office team on the number below who will be happy to help you or arrange for Dean to get in touch.

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Annabelle & Dean
Company Owners

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